139.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,161,700	/	1,161,700
USE VALUE:	1,161,700	/	1,161,700
ASSESSED:	1,161,700	/	1,161,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WOODLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REED WILLIAM G
Owner 2:	REED TEARE ELLEN
Owner 3:	
Street 1:	20 WOODLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIMON BEVERLY S -
Owner 2:	-
Street 1:	20 WOODLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 2213 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6708.000	598,600	4,000	559,100	1,161,700
Total Card	0.154	598,600	4,000	559,100	1,161,700
Total Parcel	0.154	598,600	4,000	559,100	1,161,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.98 /Parcel: 524.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89068
GIS Ref	
GIS Ref	
Insp Date	11/12/08

!10728!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	598,600	4000	6,708.	559,100	1,161,700		Year end	12/23/2021
2021	101	FV	581,400	4000	6,708.	559,100	1,144,500		Year End Roll	12/10/2020
2020	101	FV	581,300	4000	6,708.	559,100	1,144,400	1,144,400	Year End Roll	12/18/2019
2019	101	FV	443,600	4000	6,708.	590,200	1,037,800	1,037,800	Year End Roll	1/3/2019
2018	101	FV	443,600	4000	6,708.	434,900	882,500	882,500	Year End Roll	12/20/2017
2017	101	FV	443,600	4000	6,708.	416,200	863,800	863,800	Year End Roll	1/3/2017
2016	101	FV	443,600	4000	6,708.	385,200	832,800	832,800	Year End	1/4/2016
2015	101	FV	413,100	4000	6,708.	323,000	740,100	740,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:15:51

LAST REV

Date	Time
05/28/19	12:24:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMON BEVERLY S	35587-358		5/31/2002		725,000	No	No		
	21627-340		12/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2019	117	Re-Roof	10,000	C				
5/22/2002	366	Redo Kit	30,500	C		G4	GR FY04	REMODEL KIT/BATH-R

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2008	Meas/Inspect	189	PATRIOT
9/17/2002	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6708		Sq. Ft.	Site		0	90.	0.93	10									559,117						559,100	

Total AC/HA:	0.15399	Total SF/SM:	6708	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	559,117	Spl Credit		Total:	559,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14249527
Const Adj.:	1.00989902
Adj $ / SQ:	155.764
Other Features:	106250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627451
Depreciation:	28863
Depreciated Total:	598588

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

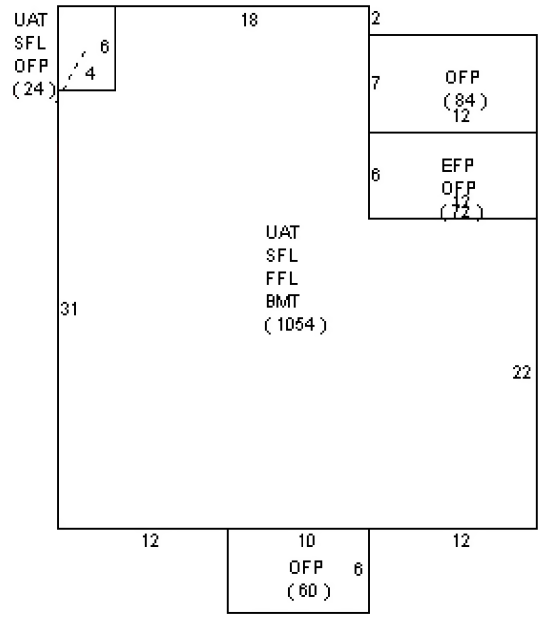
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.47
Special Features:	0	Val/Su Net:	158.86
Final Total:	598600	Val/Su SzAd	280.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,078	155.760	167,913
BMT	Basement	1,054	46.730	49,252
FFL	First Floor	1,054	155.760	164,175
UAT	Upper Attic	270	76.320	20,569
OFP	Open Porch	240	23.610	5,666
EFP	Enclos Porch	72	65.680	4,729

Net Sketched Area:	3,768	Total:	412,304
Size Ad	2132	Gross Area	4576	FinArea	2213
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X13	A	AV	1930	24.16	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000